



**Texas Department of Housing and Community Affairs**  
**Multifamily Finance Division**  
**Notification of Submission of Affordable Housing Applications**



The Honorable Maher Maso  
Mayor, City of Frisco  
6101 Frisco Square Blvd.  
Frisco, TX 75034

**Re: Notification of Affordable Rental Housing Application(s) Proposed in Your City**

Dear Mayor Maso:

This letter is to inform you that the Texas Department of Housing and Community Affairs (the "Department") has received one or more application(s), for the Competitive Housing Tax Credit (HTC) Program, for the development of affordable rental housing in the community you represent.

The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through the Department's rental finance programs, we encourage the new construction, reconstruction or rehabilitation of high quality multifamily rental housing, primarily through private developers and owners. These developments benefit Texans in your community by providing qualified individuals and families with safe, decent and affordable quality housing.

This notification is made in accordance with §2306.1114, Texas Government Code, to ensure that you are fully informed of the Department's housing activity in your community. A development summary for each application submitted, as well as relevant dates relating to the application(s), is included with this correspondence. The Department respectfully requests and encourages your input concerning the need for affordable housing within your community and how the proposed development(s) addresses that need. Your comments will be considered by the Department's Governing Board when making a decision to award housing tax credits to an application.

The Department will conduct a series of public hearings around the state to collect public comment on all Competitive HTC applications. The public hearing schedule is published on the Department's website at <http://www.tdhca.state.tx.us/multifamily/applications.htm> and a copy of the public hearing schedule is included with this notification. Please mail any comments you may have to TDHCA, Multifamily Finance Division, Attention: Raquel Morales, P.O. Box 13941, Austin, Texas 78711-3941 or submit by facsimile to (512) 475-0764. If you have any questions or need additional information, please contact Raquel Morales, HTC Program Administrator, at (512) 475-1676 or by email at [raquel.morales@tdhca.state.tx.us](mailto:raquel.morales@tdhca.state.tx.us).

Sincerely,

*Robbye Meyer*

Robbye Meyer  
Director, Multifamily Finance Division

**Relevant Development Information as Presented by the Applicant:**

10045

**Programs Applied For:**

- ☒ Housing Tax Credits-Competitive 9% (HTC)  
☐ HOME Program (HOME)  
☐ Housing Tax Credits-Non Competitive 4% (HTC)  
☐ TDHCA Tax Exempt Bond  
☐ Preservations Funds (PRES)  
☐ Housing Trust Fund (HTF)

**Development Information:**

Development Number: 10045

Development Name: North Court Villas

Development Address: 10 acres on the south side of Stonebrook Pkwy. Between  
Woodstream Dr and Preston Rd

Development City: Frisco

Development Zip: 75034

Region: 3

Regional Allocation: Urban

Target Population: General

HTC Set Aside: ☐ Nonprofit ☐ USDA ☐ At-Risk

Construction Type: New Construction

☐ Supportive Housing**Building/Unit Configuration:**☐ Detached Residence ☐ 4 units or more ☐ Duplex ☐ Fourplex☐ Townhome ☐ Single Room Occupancy ☐ Triplex ☐ TransitionalMaximum # of Floors: 3 Elevator: ☐ Total Site Acreage: 10

# Residential Buildings: 7 # Non Residential Buildings: 1 # Units per Acre: 15

Total Low Income Units: 150 Total Market Rate Units: 0 Total Units: 150

Average Rent 1 Bedroom Low Income: 591 Average Rent 1 Bedroom Market Rate: N/A

Average Rent 2 Bedroom Low Income: 709 Average Rent 2 Bedroom Market Rate: N/A

Average Rent 3 Bedroom Low Income: 819 Average Rent 3 Bedroom Market Rate: N/A

Average Rent 4 Bedroom Low Income: N/A Average Rent 4 Bedroom Market Rate: N/A

Average Rent 5 Bedroom Low Income: N/A Average Rent 5 Bedroom Market Rate: N/A

**Applicant Information:**

Owner Entity Name: Stewart Creek Villas, L.P.

Owner City: Austin

Owner Contact: Dru Childre

Owner State: TX

Owner Address: 1106 Clayton Lane, Suite 524W

Owner Zip: 78723

Owner Phone: (512) 458-5567

Owner Fax: (512) 458-5565

Owner Email: dru@songhaidev.com

**Summary of Public Benefits:**

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> 100% masonry                | <input checked="" type="checkbox"/> nine ft ceilings           | <input type="checkbox"/> comm dining room                  | <input checked="" type="checkbox"/> gazebo w/ sitting           |
| <input checked="" type="checkbox"/> ceiling fixtures | <input checked="" type="checkbox"/> R-15 walls/R-30 ceilings   | <input checked="" type="checkbox"/> comm laundry room      | <input type="checkbox"/> health screening room                  |
| <input type="checkbox"/> covered entries             | <input checked="" type="checkbox"/> refrigerator w/ icemaker   | <input type="checkbox"/> comm theater room                 | <input type="checkbox"/> horseshoe, putting green, shuffleboard |
| <input type="checkbox"/> covered parking             | <input checked="" type="checkbox"/> self-cleaning oven         | <input type="checkbox"/> controlled gate access            | <input type="checkbox"/> hot tub/jacuzzi, spa                   |
| <input type="checkbox"/> covered patios              | <input checked="" type="checkbox"/> 30yr architectural roofing | <input type="checkbox"/> covered pavilion                  | <input type="checkbox"/> library                                |
| <input checked="" type="checkbox"/> fire sprinklers  | <input type="checkbox"/> 14 SEER HVAC                          | <input type="checkbox"/> enclosed porch                    | <input type="checkbox"/> secured entry                          |
| <input type="checkbox"/> >75% masonry                | <input checked="" type="checkbox"/> storage room               | <input checked="" type="checkbox"/> equip. business ctr    | <input type="checkbox"/> senior activity room                   |
| <input type="checkbox"/> highspeed internet          | <input type="checkbox"/> energy efficient materials            | <input checked="" type="checkbox"/> full perimeter fencing | <input type="checkbox"/> service coordinator office             |
| <input checked="" type="checkbox"/> laundry conn     | <input type="checkbox"/> accessible walking path               | <input type="checkbox"/> furn. childrens activity ctr      | <input checked="" type="checkbox"/> sport court                 |
| <input type="checkbox"/> laundry equipment           | <input checked="" type="checkbox"/> bbq grills picnic tables   | <input checked="" type="checkbox"/> furn. comm room        | <input checked="" type="checkbox"/> swimming pool               |
| <input checked="" type="checkbox"/> microwave ovens  | <input checked="" type="checkbox"/> children's playscapes      | <input checked="" type="checkbox"/> furn. fitness ctr      |   |

**Green Building Amenities:**

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> passive solar heating/cooling | <input type="checkbox"/> energy efficienc                    | <input type="checkbox"/> renewable materials          | <input type="checkbox"/> EPA mgmt practices |
| <input type="checkbox"/> water conserving feature      | <input type="checkbox"/> thermally and draft efficient door  | <input type="checkbox"/> healthy flooring             |   |
| <input type="checkbox"/> solar water heaters           | <input type="checkbox"/> photovoltaic panels for electricity | <input type="checkbox"/> irrigation and landscaping   |   |
| <input type="checkbox"/> sub-metered utility meters    | <input type="checkbox"/> EPA management practice             | <input type="checkbox"/> construction waste managemen |   |
| <input type="checkbox"/> recycling service provided    | <input type="checkbox"/> water permeable walkways            | <input type="checkbox"/> healthy finish materials     |   |

**Tenant Support Services:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> library center  | <input type="checkbox"/> child care                     | <input type="checkbox"/> transportation                   | <input type="checkbox"/> GED preparation                          |
| <input checked="" type="checkbox"/> basic adult education  | <input type="checkbox"/> legal assistance               | <input checked="" type="checkbox"/> counseling services   | <input type="checkbox"/> ESL class                                |
| <input type="checkbox"/> vocational training   | <input checked="" type="checkbox"/> homebuyer education | <input checked="" type="checkbox"/> credit counseling     | <input checked="" type="checkbox"/> organized team sports program |
| <input checked="" type="checkbox"/> financial planning classe  | <input type="checkbox"/> health screening services      | <input type="checkbox"/> health and nutritional courses   |   |
| <input type="checkbox"/> youth programs  | <input checked="" type="checkbox"/> scholastic tutoring | <input checked="" type="checkbox"/> notary public service |   |
| <input type="checkbox"/> Any other program described under Title IV-A of the Social Security Act (42 U.S.C. 601 et seq.) |   |   |   |
| <input type="checkbox"/> Other If 'Other' please describe <input type="text"/>   |   |   |   |





**Texas Department of Housing and Community Affairs**  
**Multifamily Finance Division**  
**P.O. Box 13941, Austin, Texas 78711-3941**  
**Phone: (512) 475-3340 Fax: (512) 475-0764**

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**Announcement of the Public Hearing Schedule for Public Comment  
for the 2010 Competitive Housing Tax Credit Applications**

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The Department's mission is to help Texans achieve a higher quality of life by building better communities. Through our housing rental programs, the Department encourages the new construction or rehabilitation of high-quality multifamily housing, primarily through private developers. These developments benefit Texans by providing qualified families with safe, affordable, quality housing.

The following six public hearings are provided to gather public comment on the 2010 Competitive Housing Tax Credit Applications. The schedule of these meetings is provided below:

**Odessa**

Thursday, April 8 at 6:00 p.m.  
City Council Chambers,  
Fifth floor of City Hall  
411 W. 8th Street.  
[www.odessa-tx.gov](http://www.odessa-tx.gov)

**Dallas**

Wednesday, April 14 at 6:00p.m.  
J. Erik Johnson Central Library  
Auditorium  
1515 Young Street  
Dallas, TX 75201  
<http://dallaslibrary.org/>

**Houston**

Wednesday, April 7 at 6:00 p.m.  
City Hall Annex City Chambers  
Council Chambers Office  
900 Bagby / 901 Bagby  
Houston, TX 77002  
[www.houstontx.gov](http://www.houstontx.gov)

**Austin**

Tuesday, April 6 at 6:00 p.m.  
William B. Travis Building 1-111  
1701 N. Congress  
Austin, TX 78701

**Harlingen**

Thursday, April 15 at 6:00 p.m.  
Harlingen Public Library Auditorium  
410 '66 Drive  
Harlingen, TX 78550

**El Paso**

Thursday, April 15 at 6:00 p.m.  
City Council Chambers Office  
2 Civic Center Plaza, 10th Floor  
El Paso, TX 79901  
[www.elpasotexas.gov](http://www.elpasotexas.gov)

The application logs for all 2010 Competitive Housing Tax Credit Applications will be published on the Department's website (after March 15, 2010) at the following link:

<http://www.tdhca.state.tx.us/multifamily/htc/index.htm>

Written comments are also encouraged. All public comment must be received, by the Department, by June 15, 2010 for the Competitive Housing Tax Credit Program. Such comments should be addressed to:

Texas Department of Housing and Community Affairs  
Multifamily Finance Division  
P.O. Box 13941 Austin, Texas 78711-3941  
Facsimile: (512) 475-0764 Email to: [raquel.morales@tdhca.state.tx.us](mailto:raquel.morales@tdhca.state.tx.us)

For additional information you may contact the Multifamily Division at (512) 475-3340 or visit the program's web site at <http://www.tdhca.state.tx.us/multifamily/htc/index.htm>.

Individuals who require auxiliary aids or services for these meetings should contact Gina Esteves, ADA Responsible Employee, at (512) 475-3943 or Relay Texas at (800) 735-2989 at least two days before the meeting so that appropriate arrangements can be made. Individuals who require a language interpreter for the hearing should contact Gina Esteves at (512) 475-3943 at least three days prior to the hearing date. Personas que hablan español y requieren un intérprete, favor de llamar a Gina Esteves al siguiente número (512) 475-3943 por lo menos tres días antes de la junta para hacer los preparativos apropiados.